

SILVERTREE CONDOMINIUMS ASSOCIATION
BOARD MEETING MINUTES – DECEMBER 21, 2011

The meeting was called to order at 6:00 PM. Beth Reimer President; Judy Rogan Secretary Treasurer; and Duane Schuh Vice-President were all present from the Board. Kevin Hurst from 1254C and Ginny J. Howe from Know Howe Management, Inc. were also present.

OPEN FORUM: Tony Sterling from Elite General Contracting attended the meeting to report several items. He stated that the previous painters used spackling instead of caulking around the windows. The spackling is not elastic and creates a wood problem. The nail heads were done the same way. These areas need to be sanded, primed, caulked and painted which will cost more money being added to their bids. Tony from Elite stated he could take pictures of the spackled windows and Duane Schuh said he would assist in taking the pictures of the windows if he is contacted by Elite. He will want to be reimbursed for his expenses. The paint used on the previous painting was flat and satin in different areas of the buildings. In the future, the Board said to use only satin paint and it will not match on the touch ups but will eventually match when the whole building is painted. Tony stated that the gutters are filling with ice and the gas meters are rusting on the surface. Duane will take pictures of this and Ginny will call to see whose responsibility it is to paint the meters. Tony stated that the chimney caps and the venting flues need to be painted and Ginny will check to see when they were painted last. After discussion, Tony left the meeting. Ginny is to also check what Tony's bid was for on the gutter cleaning.

Kevin Hurst from 1254C reported he was requesting a satellite dish and will find out the location when they come out January 5, 2012 and turn in a request for approval. Kevin was also given an up-date on the insurance claim. Our insurance agent is trying to talk with the insurance company to get their denial reversed but has not heard from them yet.

MINUTES: The September 22, 2011, annual minutes will be emailed again to the Board for approval. The October 25, 2011 minutes were approved previously but need to be signed by Judy Rogan; the November, 2011 minutes need to be revised with Beth's corrections and then approved.

FINANCIAL MATTERS: The delinquencies were discussed and in the future do not need to be discussed at the meeting. The Board Members will let Ginny know if they have any questions. The Board voted and approved waiving one of the late fees from November, 2011.

The December, 2011 collection letters and ledgers were mailed.

The November, 2011, cash balance reports were handed to the Board Members and the full packet was given to the Treasurer. The President was given copies of the October and November, 2011 accounts payable ledgers. The previous bookkeeping was approved by the Treasurer.

ADMINISTRATIVE MATTERS:

COMMUNITY:

Tract H (open space) was discussed. It is not part of Tract E and should not be taken out of Tract E funds. Beth Reimer checked her real estate tax statement and there is no mention of Tract H. If the Community wants the Condo to do anything about this property, the Community will have to prove that it is owned by Tract E or the HOA.

The agreement between the Community and the Condominiums was discussed and everyone agreed to keep doing things the way we have been doing them without a new explanation

agreement.

CONDOMINIUMS: Hindman's December, 2011 bulletin was shown to the Board Members.

Bancroft-Clover news for December, 2011 will be put on the bulletin board by Duane. Duane will be taking care of the bulletin board now. Beth gave him the code to the lock. Duane can design items and Beth can print the items.

Public Service Mutual is pulling out of the Colorado area but our insurance with them is ok until August of 2012 renewal. There is no buy down price on the hail damage deductible from Public Service Mutual. Ginny is getting other bids and we may want to cancel our current coverage if the price is right.

Copies of Doody Calls new 6-month contract were handed to the Board Members.

1210 B Lois has not requested her front and back motion detectors yet. Ginny will call her to see when she will request approval.

A final letter of approval was given to 1224C for their satellite dish.

1210 D's inside damage was discussed. Jason was approved to do the inside work at his bid price of \$875.00. Blue Sky is giving a bid on the vent and vent stack inside the wall that needs to be replaced. If the bid is over \$350 Ginny will get another approval from the Board Members. After Jason opened the drywall is when it was discovered that the vent needed to be replaced. Jason has secured the vent and vent stack until Blue Sky can replace them. Ginny will check with the attorney to make sure the HOA is responsible for the furnace stack and vent. When Wimmer was on the roof they said the gutters were full of needles. Ginny will have Jason look at the gutters, weather permitting.

1249F slip and fall claim regarding their concrete step was discussed. This can not be turned into the insurance company until the owner sends the bills to Ginny Howe. She has not sent the bills yet.

Karen Pile's (1210A) flood issue was discussed. Ginny Howe met with the owner and the new engineer, Jeff Davis. He is to meet with the school personnel on the issue. Jeff is recommending a 4' barrier all along the fence area and dig out the corner to drain and change some downspouts.

The stolen back flows were discussed. There are eleven back flows, six were stolen and five are being stored by Tony. The Board voted to have Tony get a good dead bolt lock for the storage shed to store the back flow devices and have seven keys made. Ginny has one bid from American Back Flow for \$797 each device and \$158 for installation of the unions on the ones not stolen. This claim has been filed with the insurance company. Ginny will get more bids.

The enclosure bids for 1234H were discussed. Ginny will get the information to the Board Members.

The new rules and regulations need to be done and mailed with the next newsletter which the Board put off until later.

Doody Calls reported a station not working. It is located by the mail hut. Duane said he would look at it and report to Ginny.

The phone calls for the month were reviewed. Judy gave the model of the car with no plates and the address of the unit with a cord in the front yard. 1224C (back patio) and 1233C (front door) called with frozen gutters.

MAINTENANCE MATTERS: Ginny talked to Condo Upkeep and Bill McLoughlin finally did meet him. Ginny will check to see if he as met with S&H yet to finalize the hail claim.

Duane mentioned he wanted the HOA to install a hand railing at his entrance. The Board informed him that our policy is already in place. Each owner need to have the railing installed at their expense after acquiring approval from the HOA.

The Board noticed the pool cover has sunk about 3' and asked Ginny to call Forrest and let them know.

The Board wanted 15 MPH signs put up in the complex to be put on next year's budget.

ADJOURNMENT:

There being no further business, the meeting was adjourned at 8:00 P.M.

NEXT MEETING:

The next regular Association meeting will be held in the Cabana the third Wednesday, January 18, 2011, at 6:00 P.M.

Respectfully Submitted,

Judy Rogan, Secretary